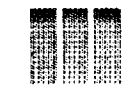


GMH Military Housing L.L.C.



THE MARTIN ARCHITECTURAL GROUP
ARCHITECTS AND LAND PLANNERS

540 North 22nd Street Philadelphia, Pa. 19106 P (215) 685-1000 F (215) 681-8004

ZONING INFORMATION

LOCATION:	TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK		
ZONE:	R-5 (MULTIPLE FAMILY RESIDENTIAL)		
USE:	A-7		
ITEM #	REQUIRED	LOT 1 PROVIDED	LOT 1 VARIANCE
LOT AREA	5 ACRES	1,121,665 S.F. 25.750 AC.	N/A
UNIT DENSITY	7,000 S.F. PER UNIT	1,121,665 S.F. 4,248 SF / P.U.	* 2,808 SF/P.U.
LOT WIDTH	20 FEET	294.47 FEET	N/A
REQUIRED FRONT YARD DEPTH	30 FEET	266.46 FEET	N/A
REQUIRED SIDE YARD DEPTH	0 FEET	N/A	N/A
REQUIRED BOTH SIDE YARDS	35 FEET	35 FEET	N/A
REQUIRED REAR YARD DEPTH	100 FEET	130.82 FEET	N/A
STREET FRONTAGE	15 FEET	0 FEET	* 15 FEET
MAX. BUILDING HEIGHT	35 FEET	35 FEET	N/A
FLOOR AREA RATIO	N/A	N/A	N/A
MIN. LIVING AREA	1,000 S.F. MIN.	* 897 S.F.	* 103 S.F.
DEVELOPMENT COVERAGE	50 PERCENT	30.74 PERCENT	N/A

* VARIANCE GRANTED SEPTEMBER 9, 2002

GENERAL NOTE

1. CLARK STREET EXTENSION TO BE 20 FOOT WIDE (MINIMUM) WITH STONE SHOULDER. WIDENING TO BE FIELD LOCATED TO OCCUR ON THE APPROPRIATE SIDE OF EXISTING CARTWAY.
2. ALL ROADS TO BE PRIVATE.

UNIT TABLE

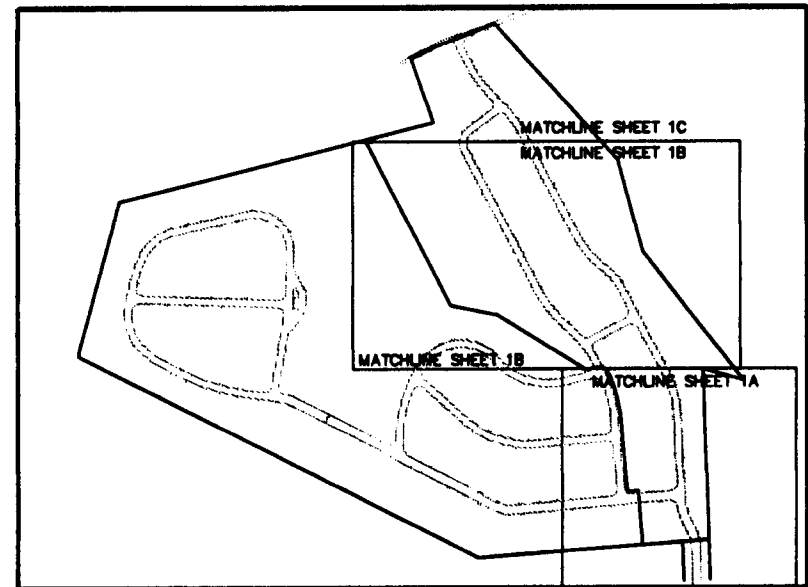
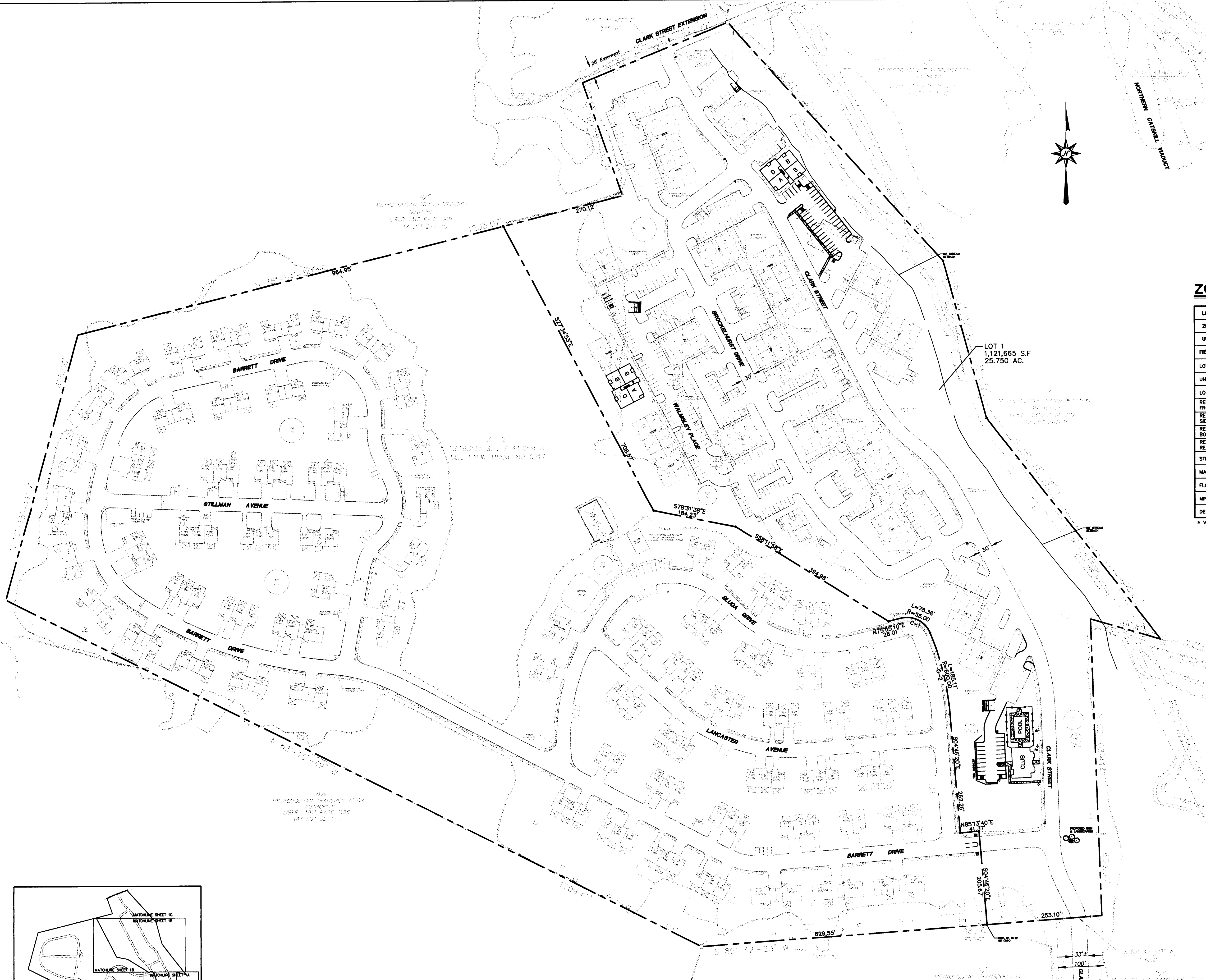
UNIT	TYPE	UNIT S.F.	QTY.
UNIT A	1BD/1BA	937 S.F. *	30
UNIT B	2BR/2BA	1,060 S.F.	60
UNIT C	2BR/2BA	1,066 S.F.	108
UNIT D	3BR/2BA	1,288 S.F.	66
TOTAL UNITS			264
OFF STREET PARKING	REQUIRED	PROVIDED	NEW
UNIT PARKING	526	526	559
CLUBHOUSE PARKING		14	19
TOTAL PARKING SPACES		540	575

* VARIANCE GRANTED SEPTEMBER 9, 2002

LEGEND

- IP TO BE SET
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED CURBING
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- STOP SIGN

TOWN OF NEW WINDSOR
PLANNING BOARD
STAMP OF APPROVAL
NWP APP. NO. 02-18



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	81°-37'-54"	50.00'	78.36'	S 63°-15'-54" E	71.90'
C2	17°-40'-36"	600.00'	185.11'	S 13°-36'-41" E	184.38'

